



Report **05.312**
Date 18 June 2005
File X26/1/1

Committee **Environment**
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Regional Council input to statutory planning

1. Purpose

To inform the Committee of Greater Wellington Regional Council's input to the statutory resource management processes of territorial authorities in the western part of the region.

2. Overview

2.1 Resource consents

One notified resource consent application has been received since the last Committee report. No submissions have been made.

An update of progress on the Pritchard Group Limited applications is reported below.

2.1.1 Prichard Group Limited, Kapiti Coast District Council

Pritchard Group Limited applied for a land use and subdivision consent to construct roads and carry out earthworks to create a 23 lot rural subdivision at 737 – 757 State Highway 1, Te Horo. Submissions closed on 18 March 2005.

Greater Wellington made a submission expressing concern about the creation of two lakes. Greater Wellington was concerned that if the design, planting and maintenance of the lakes were not carefully planned, the lakes may either dry up, or encourage undesirable levels of pest plants due to elevated nutrient levels and a lack of shade (from appropriate plant species). This is an issue which Greater Wellington's Biosecurity staff and the Wetlands Policy Advisor have experienced on a number of occasions around Kapiti Coast District and it was considered appropriate that these effects should be addressed at the time of subdivision.

A meeting was held on 2 May. At the meeting it became evident that Greater Wellington's issues could be resolved through consent conditions. Appropriate conditions to address Greater Wellington's concerns were negotiated between the applicant and Greater Wellington. These were included in the resource consent granted by Kapiti Coast District Council.

2.2 District Plans

2.2.1 Upper Hutt City Council

One Plan Change has been notified since the last Council Committee report. Plan Change 7 – Height Control and Earthworks. No submission was made.

There are no outstanding submissions on Upper Hutt City Council's District Plan.

2.2.2 Wellington City Council

Two Plan Changes have been notified by the Wellington City Council since the last Committee report. Plan Change 34 - General Minor Amendments to Zoning, Maps and District Plan and Plan Change 35 - Hazardous Substances. No submissions were made.

On 5 November 2003 Wellington City Council notified Proposed Plan Change 27 - Khouri Avenue / Makara Road - Zone Change. The plan change proposed to exchange the majority of a piece of open space land at the end of Khouri Ave with the majority of a piece of larger private land, zoned outer residential, running up to the skyline ridge. The upper land was to become part of the Council's open space land (the outer greenbelt), and the lower land would be developed into residential allotments.

Greater Wellington made a submission supported the concept in the Plan change however it also sought new assessment criterion to be included in the Appendix to provide greater certainty that, where practical, existing landforms and gullies were protected and effective stormwater management was undertaken.

Greater Wellington presented evidence at the hearing on 2 April 2004. Proceedings were adjourned following the hearing. The Hearing Committee subsequently requested further information on boundaries, and in particular whether the boundaries could be altered to protect the lower part of the stream and the regenerating native vegetation on the stream bank, to allow the whole stream to be kept as a public reserve.

On 20 May 2005 Greater Wellington was advised that Wellington City officers had reached agreement with the owner of the upper land. The new proposed boundaries include the lower part of the stream and the regenerating native vegetation as public reserve. Additional comment was sought from submitters by 27 June 2005. Greater Wellington has supported the proposed boundary adjustments.

2.2.3 Kapiti Coast District Council

No Plan Changes have been received from the Kapiti Coast District Council since the last Committee report.

Greater Wellington is waiting to be advised of hearing dates for two Plan Changes. Plan Change 50, 50 (a)-(f) -Update of Flood Hazard Map and Associated Provisions and Plan Change 55(a) Update to Ecological Sites in the Heritage Register. No further submissions were made on these Plan Changes.

2.2.4 Porirua City Council

No new Plan Changes have been notified by the Porirua City Council since the last Committee report.

There are no outstanding submissions on Porirua City Council's current District Plan.

2.2.5 Hutt City Council

Report 05.211 outlines Greater Wellington's submission to Plan Change 6 - River Flood Hazard Areas. Further submissions closed on 18 June. Greater Wellington lodged one further submission in opposition to a submission by Safeway Storage Limited ("Safeway"). Safeway requested that their property at 61 Connolly Street be excluded from the proposed "River Corridor" area shown on the District Planning maps.

3. Communication

The matters referred to in this report are part of an on-going statutory process, and these processes are the appropriate way of communicating the relevant information.

4. Recommendations

It is recommended that the Committee:

1. *receives the report; and*
2. *notes the contents.*

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